



Ashburton Road, Ickburgh, Thetford, IP26 5JA

Offered Chain Free.

Well presented semi-detached two bedroom bungalow situated in the village of Ickburgh. The property offers gardens, parking, solar panels helping with electricity bills, UPVC double glazing and air source heat pump for heating.

Price £260,000 Freehold



Outside Front

Low maintenance front garden laid to shingle. shrubs and plants to beds, driveway providing ample parking, double wrought iron gates providing access to property, outside lights, wooden fence and hedge to perimeter.

Rear Garden

Well maintained rear garden backing on to open countryside laid to lawn, wooden shed/workshop, further wooden shed, covered storage area, greenhouse, paved patio seating area, shrubs, plants and ornamental trees to beds and borders, outside tap, wooden fence to perimeter.

Agent's Notes

EPC rating C 80 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

- Two bedrooms
- Air source heat pump and solar panels
- Garden backing onto open countryside
- Energy Efficiency Rating C80
- Ample parking
- Chain Free

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Situated in the Norfolk village of Ickburgh, Longsons are delighted to bring to the market this well presented two bedroom semi-detached bungalow. The property offers gardens backing onto open countryside, ample parking, solar panels helping with electricity bills, UPVC double glazing and air source heat pump providing heating.

Briefly the property offers entrance hall, lounge, kitchen/dining room, two bedrooms, shower room, garden, parking, solar panels, UPVC double glazing and air source central heating.

Situated 8 miles north of Thetford and 9 miles from Swaffham, Ickburgh has a garage and shop. The neighbouring village of Mundford offers a public house, primary school. Convenience store, butchers and home furniture store. Lynford Arboretum and Lynford Hall are nearby.

Entrance Hall

UPVC double glazed door to front, loft access, radiator.

Lounge

14'4" (4.37m) x 9'7" (2.92m)

Feature fireplace with inset electric fire. UPVC double glazed window to front, radiator.

Kitchen/Breakfast Room

14'4" (4.37m) x 9'9" (2.97m)

Fitted kitchen units to wall and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated ceramic hob with extractor hood over, space and plumbing for washing machine, built-in storage cupboard, space for tall upright fridge/ freezer, entrance door to side, UPVC double glazed window to rear.

Side Porch/Workshop

6'0" (1.83m) x 12'7" (3.84m)

Plastic corrugated roof, entrance doors to front and rear, electric lights and power, space for tumble dryer, space for under counter fridge/ freezer.

Bedroom One

11'2" (3.4m) x 10'8" (3.25m)

UPVC double glazed window to front, radiator.

Bedroom Two

8'9" (2.67m) x 8'3" (2.51m)

UPVC double glazed window to rear, radiator.

Shower Room

Double shower cubicle, hand washbasin and WC both set within fitted cabinets, tiled splashback, tiles to floor, radiator, extractor fan, obscure glass UPVC double glazed window to rear.

